



From Bridge Street turn into Eden Manor. The property is on the right hand side.

EPC



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REQUESTED**

Dougan
RESIDENTIAL & COMMERCIAL

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6 Eden Manor,
Portadown
BT63 5FG

Asking Price £75,000

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Key Features:

- Attractive Income Producing Semi-Detached Bungalow
- Well Finished Throughout
- Kitchen With Dining Area
- Well Appointed Bathroom With Fitted Sanitary Ware
- Two Double Bedrooms
- Double Glazed Windows
- Oil Fired Central Heating
- Highly Accessible Location Within Walking Distance of Portadown Town Centre
- Attractive Rear Garden
- Currently Let at £4,420 per annum
- Being Offered For Sale With The Benefit of The Current Tenancy



ACCOMMODATION:

ENTRANCE HALL:

Wooden floor to hallway.

LIVING ROOM: 13' 1" x 11' 1" (3.99m x 3.38m)

Wooden Floor, feature fireplace.

KITCHEN: 11' 7" x 10' 3" (3.53m x 3.12m)

Excellent range of high level and low level units. Single drainer stainless steel sink unit with mixer tap. Partly tiled walls.

BEDROOM 1: 21' 1" x 10' 8" (6.43m x 3.25m)

Carpeted floor.

BEDROOM 2: 9' 1" x 8' 7" (2.77m x 2.62m)

Carpeted floor, plastered and painted walls.

BATHROOM:

Bath with electric shower over, low flush WC, pedestal wash hand basin, vinyl floor, part tiled walls.

Outside

Rear garden.

Oil tank.

Summary:

Excellent opportunity to purchase a well maintained semi-detached bungalow in a highly accessible location.

Rarely do bungalows of this nature come to the market and the property represents an excellent investment.

The property is located within a modern residential development. It is built with attractive red brick and pitched tiled roof.

Internally the property comprises of a bright and spacious living room and separate kitchen/dining area with modern fully fitted kitchen, two generous sized bedrooms and a well-appointed bathroom. The property further benefits from oil fired central heating, double glazed windows and rear garden.

The current tenant has been in occupation for several years at a current rent of £4,420 per annum.

Viewing highly recommended to fully appreciate this fine property.

For viewing times please contact our office on 02890 308855.